

2002 Agricultural Land Sales

By Counties, Wisconsin

Parcels of agricultural land sold in Wisconsin during 2002 averaged \$2,821 per acre, a 15 percent rise from the previous year. Included in this price were sales of land continuing in agriculture, land being diverted to uses other than agriculture, and agricultural land both with and without buildings and other improvements.

Agricultural land without buildings and continuing for agricultural use had an average sale price of \$1,982 per acre. This price rose 6 percent from 2001 and 21 percent from 2000.

The Wisconsin Department of Revenue, Bureau of Equalization, recorded 3,003 separate 'arm's length' transactions in which 177,092 acres changed hands. Both the number of transactions and total acres slightly increased from 2001.

Land sales figures reported here include only averages of 'arm's length' transactions. Sales made under other than normal market conditions (such as family sales or foreclosures) are not included in this report. Sales are reviewed by the Wisconsin Department of Revenue, Bureau of Equalization. With each sale of a parcel of land, the buyer is required to file a Wisconsin Real Estate Transfer Return, documenting the parcel size, sale price, present use, and intended use of the property. State appraisers inspect the site and verify the transfer return. The sales data in this report are a summary of the Wisconsin Real Estate Transfer Returns.

Some county transactions, which included land classified initially as agricultural, but its primary use was non-agricultural, have been omitted by the Wisconsin Agricultural Statistics Service, to better reflect actual agricultural land sales. This report no longer includes forest or swamp and waste land sales transactions. Specifics on land sales transactions within a certain county can be obtained by contacting the Department of Revenue directly.

In cooperation with the Wisconsin Department of Revenue, Bureau of Equalization.

AGRICULTURAL LAND SALES: Wisconsin, 1998-2002

Year	Agricultural land continuing in agricultural use			Agricultural land being diverted to other uses			Total of all agricultural land		
	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre
Land without buildings and improvements									
1998	1,472	82,740	1,173	767	29,156	1,785	2,239	111,896	1,332
1999	1,336	74,535	1,324	759	30,218	2,929	2,095	104,753	1,787
2000	1,207	65,843	1,633	754	31,730	3,933	1,961	97,573	2,381
2001	1,069	57,782	1,867	609	25,633	3,550	1,678	83,415	2,384
2002	1,199	67,550	1,982	609	26,110	4,324	1,808	93,660	2,635
Land with buildings and improvements									
1998	1,239	118,788	1,530	610	33,922	2,069	1,849	152,710	1,650
1999	1,125	105,697	1,762	573	34,025	2,519	1,698	139,722	1,946
2000	1,004	87,757	1,927	471	25,101	2,919	1,475	112,858	2,148
2001	905	68,622	2,223	384	23,704	3,337	1,289	92,326	2,509
2002	862	65,048	2,531	333	18,384	4,782	1,195	83,432	3,030
Total									
1998	2,711	201,528	1,383	1,377	63,078	1,938	4,088	264,606	1,515
1999	2,461	180,232	1,581	1,332	64,243	2,712	3,793	244,475	1,878
2000	2,211	153,600	1,802	1,225	56,831	3,485	3,436	210,431	2,256
2001	1,974	126,404	2,060	993	49,337	3,448	2,967	175,741	2,450
2002	2,061	132,598	2,251	942	44,494	4,514	3,003	177,092	2,821